

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

14/804 Warrigal Road, Malvern East Vic 3145

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$375,000 & \$412,500

#### Median sale price

Median price \$771,000

Unit X

Suburb Malvern East

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
21/119 Atkinson St OAKLEIGH 3166	\$405,000	08/02/2017
15/800 Warrigal Rd MALVERN EAST 3145	\$387,500	17/03/2017
18/800 Warrigal Rd MALVERN EAST 3145	\$385,000	20/02/2017